


Don  
Corbett

MEMORANDUM

TO: Glenn Grant  
Michelle Hollar-Gregory, Esq.  
Marcus Dasher  
Marshall Cooper  
James Corbett  
Mark Vanselous  
Glenn Ward  
Robert Jackson

FROM: Bob Schwartz 

RE: Agenda for Priority Issues Meeting  
Monday, July 19, 1993  
at 10:00 am - Glenn Grant's office

DATE: July 2, 1993

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Topics for discussion:

1. Out Parcel Acquisition Sites C and E - current status, expected dates of; ECIA bond funding, anticipated date of offerings to purchase outparcels and expected date on which the Declarations of Taking will be filed, if necessary. In order for us to continue construction as per the schedule we discussed in October, it is necessary for the City to convey to us and give us demo permission, if applicable on the following properties as soon as possible:

Block 404, Lots 1 and 3;

Block 403, Lot 2 and 6;

Block 409, all Lots except 7, 11 and 12 (the Warren Street AME Church, a portion of Site C);

Lastly the vacated street beds of Wilsey Street between the north side of School Street and the south side of Warren Street and the vacated street bed of Newark Street between the north side of Academy Street and the south side of Warren Street.

When can we schedule a closing on these properties?

2. Metro Baptist - general status discussion.

What if anything are the building preservationists doing to drum up interest?

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3. Warren Street School derelict building and playground area - please report on the Department of Development's agreement with the Board of Education to have the 1880's vintage building on Wickliffe and School Street demolished, together with relocation of the School Street playground steps and cleaning up of the Warren Street School fencing on School and Wilsey Streets. At our March meeting it was indicated that the building would be torn down by 4/1/93. Has the City reached agreement with the Board of Education regarding the cost of demolition and authorization to proceed? Has this been put in writing so as to avoid any possible misunderstanding with the current or future Boards of Education? If the Board of Education is still dragging feet, can the City issue a demolition order for safety reasons on the old building?
4. School Board controlled property between Norfolk and Richmond Streets, and West Market and 13th Streets - Marshall Cooper advised during April that demolition was to take place on a few buildings in this area for or by the Board of Education and that the City was having discussions with the Board of Education regarding their acquiring title to all other outparcels in this area for purposes of demolition and cleanup. Please advise as to status of discussions/demo activities.
5. Distribution/Warehouse building on School and Wickliffe - Marshall Cooper advised during April that the "Vo Tech" school approached the City regarding possibly acquiring this building. We would like to discuss exactly what the Vo Tech's plans would include and the City's position regarding same.
6. Smitty's Gas Station Cleanup - At the February 22, 1993 meeting it was indicated that Ken Gibson was hired to negotiate for the Smith with the City and an application for facade treatment would be filed within a few weeks. Has this occurred? What are the expected results? We understand from our April 1993 meeting we were told that the Smith family was getting more realistic. What has transpired?
7. RCA's - At our March 1993 meeting we discussed generally the reallocation of our RCA's. Bob Schwartz is revising the RCA contract previously forwarded to him. They should be delivered for the City's review at or before our next meeting.
8. Certificate of Completion Inspections - Since our May 1993 meeting we advised our construction department that the City will require separate Certificates of Completion on all market rate and Mt. Laurel units. Therefore, all units will continue to be separately inspected for Certificates of Completion and separate documents will be issued accordingly.
9. Housing Authority Properties - general discussion. We would also like to discuss the thought that it might be possible to use the Housing Authority properties we have been talking about, in part, for a relocation site for the Metro Baptist Church building.
10. Science Park Project - general discussion as to status. Have there been further developments since our last meeting?
11. New Development Sites - general discussion.
12. "Clean Up" Sites C and E - general discussion.

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13. Outside Counsel for Condemnation Matters - general discussion.
- 14, Switch of Units - a few months ago Bob Schwartz approached the City to have the Site C and E site plan "administratively amended" to permit us to switch 32 1050 model units into the same number of the slightly larger 1150 model units. The only impact to the site was an increase in impervious coverage of about .02 acres. The Engineering Department and Central Planning had no problems. At our April meeting Michelle Hollar-Gregory said she would look into why the Law Department initially had a problem with this minor "administrative" matter.

RMS/vak  
cc: Newark Priority Issues File

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